












Schofields Precinct Plan

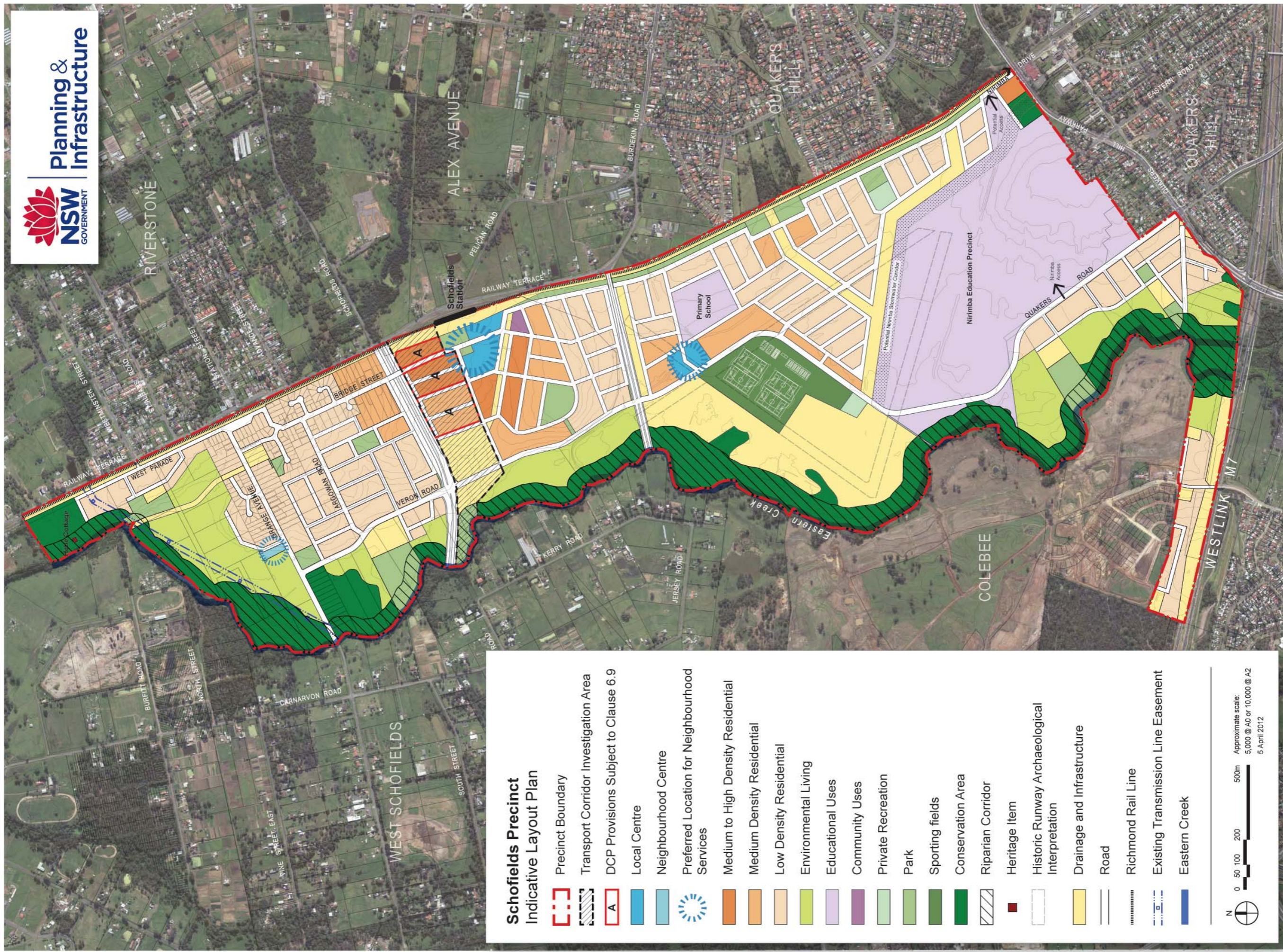
May 2012

The Schofields Precinct has been rezoned for urban development by the NSW Government.

-  Residential land for 2,950 new dwellings and 8,000 residents
-  Land for a new primary school
-  61 hectares of conservation land, focussed along Eastern Creek
-  31 hectares of open space and recreation areas
-  Retail space in three neighbourhood centres
-  A potential public transport corridor linking Schofields Station to Rouse Hill
-  Upgrades to key roads
-  New pedestrian and cycle links
-  A mix of housing with higher densities closer to the Schofields railway station
-  The history of the area is interpreted through street and open space designs



Planning &
Infrastructure



Schofields Precinct Indicative Layout Plan

- Precinct Boundary
- Transport Corridor Investigation Area
- DCP Provisions Subject to Clause 6.9
- Local Centre
- Neighbourhood Centre
- Preferred Location for Neighbourhood Services
- Medium to High Density Residential
- Medium Density Residential
- Low Density Residential
- Environmental Living
- Educational Uses
- Community Uses
- Private Recreation
- Park
- Sporting fields
- Conservation Area
- Riparian Corridor
- Heritage Item
- Historic Runway Archaeological Interpretation
- Drainage and Infrastructure
- Road
- Richmond Rail Line
- Existing Transmission Line Easement
- Eastern Creek

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 0 50 100 200 500m
 Approximate scale:
 5,000 @ A0 or 10,000 @ A2
 5 April 2012

The NSW Government has finalised the rezoning of the Schofields Precinct by amending the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP).

Following public exhibition of the draft Precinct Plan for Schofields in August/September 2011 and community feedback, the Precinct Plan was amended to:

- Allow for a potential east / west public transport corridor near Schofields Station
- Relocation of the active sporting fields to a flood free area near Eastern Creek so that recreation can better relate to environmental conservation areas.
- A lowering of densities in some areas further away from public transport to reflect local demand for detached housing.
- Improvements in stormwater basin design to better integrate with Eastern Creek.

The new Precinct Plan is the product of an extensive process which was jointly managed by the Department of Planning and Infrastructure and Blacktown City Council.

Infrastructure

The Precinct is part of Sydney Water's planned expansion for water and sewer, with new infrastructure to be available in 2014 to service the northern part of the Precinct, adjacent to the Railway station.

The rail underpass for Schofields Road is now in place to assist with the construction of Schofields Road into the Precinct to open up access to new residential development.

The Department of Education has programmed the development of a new 4.5 hectare primary school in the central part of the Precinct.

Implications for landowners

Although land has been rezoned, there is no compulsion for any development by the owner. Landowners can choose to develop or not to develop their property. They can also choose to develop part of their property. Under 'existing use rights', landowners can continue with current uses (provided the use is already lawfully commenced).



Next Steps



- The rezoning is accompanied by a **Development Control Plan** adopted by the Deputy Director-General of the Department of Planning and Infrastructure
- It is anticipated that a **Section 94 Contributions Plan** being prepared by Blacktown City Council will be placed on exhibition in the near future
- A determination on the preferred corridor for the north west public transport corridor is anticipated in late 2012.

www.growthcentres.nsw.gov.au

Important



English	For more information in languages other than English, please call 1300 730 550	Korean	한국어로 더 자세한 정보를 원하시면 1300 730 550 으로 전화하십시오
Arabic	لمزيد من المعلومات بلغات أخرى غير الإنجليزية، يرجى الاتصال بـ 1300 730 550 رقم	Lao	ຖ້າທ່ານຕ້ອງການຂໍ້ມູນເປັນພາສາອື່ນທີ່ບໍ່ແມ່ນພາສາອັງກິດ, ກະລຸນາ ໂທ 1300 730 550
Assyrian	1300 730 550	Macedonian	Za повеќе informacii na drugi jazici osven na engleski, vo molime javete se na 1300 730 550
Bengali	1300 730 550	Maltese	Għali aktar taġġirif f'lingwi barra l-Ingliż, jekk jogħġbok cempet 1300 730 550
Chinese(S)	1300 730 550	Polish	Po dalsze informacje w językach innych, niż angielski, prosimy dzwonić pod numer 1300 730 550
Chinese(T)	1300 730 550	Punjabi	1300 730 550
Croatian	1300 730 550	Samoan	Mo nisi faamatalaga i gagana e ese mai i le gagana Peretania, faamolemole vaiaua i le 1300 730 550
Dari	1300 730 550	Serbian	Za više informacija na jeziku koji nije engleski, molimo pozovite 1300 730 550
Filipino	1300 730 550	Spanish	Para más información en otros idiomas, llame al 1300 730 550
German	1300 730 550	Tamil	1300 730 550
Greek	1300 730 550	Turkish	İngilizceден başka bir dilde daha fazla bilgi almak için, lütfen 1300 730 550 numaralı telefonu arayın
Hindi	1300 730 550	Vietnamese	Muốn biết thêm thông tin bằng các ngôn ngữ khác Tiếng Anh, xin gọi số 1300 730 550
Italian	1300 730 550		

Further information



- Visit www.growthcentres.nsw.gov.au
- Call the Growth Centres Infoline during business hours **1300 730 550**
- Email community@planning.nsw.gov.au
- Contact **Blacktown City Council** on **9839 6000** and request a **Section 149 Planning Certificate**
- Visit www.legislation.nsw.gov.au